

Saint Paul's Housing Production Plan 2002-2005

Housing 5000 Projects Scorecard

February 27, 2006
Closed Projects



The current area median income (AMI) is \$77,000. See chart on back page.

Housing Projects Scorecard

02/27/06

Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.

Project Information							Affordability											
							A		City Standards				LIHTC Standards		HUD Standards			
							No. of Dwelling Units		Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent

CLOSED PROJECTS

Closed	560 State Townhomes	State and Concord	State Street Townhomes, LLC	New construction [HRA]; townhomes	2004	Hawkinson, Stephanie	20	0	0%	5	25%	0	0%	0	0%	15	75%
	7th Landing (Passages)	1364 West 7th	RS Eden 651-222-4488	New const.; rental supportive housing	2002	Sanchez, Tom	13	12	92%	0	0%	1	8%	0	0%	0	0%
	800 E Third Street (mixed use)	800 East Third Street	Michlitsch Builders, Inc. 763-475-2503	Renovation; ownership condos	2004	Bayers, Dan	8	0	0%	0	0%	0	0%	2	25%	6	75%
	808 Berry	Franklin & Emerald	Dominium 763-354-5613	New construction; rental	2002	Nordquist, Diane	267	27	10%	54	20%	0	0%	46	17%	140	52%
	9th Street Lofts	215 9th Street	Sherman Assoc. & Lander Group 612-332-3000	Conv. of office bldg; ownership	2003	Carlson, Al	50	0	0%	0	0%	0	0%	1	2%	49	98%
	American House	Wacouta & Fourth	Wilder Foundation	Conv. of office bldg; rental supportive housing	2002	Hawkinson, Stephanie	13	13	100%	0	0%	0	0%	0	0%	0	0%
	Ames, Barclay Terrace	Barclay & Magnolia	Real Estate Equities 651-389-3821	Acquisition & rehab; rental	2003	Lilledahl, Patricia	77	8	10%	8	10%	40	52%	21	27%	0	0%
	Ames, Rose Hill Phase I	Rose & Barclay	Real Estate Equities 651-389-3821	Acquisition & rehab; rental	2002	Lilledahl, Patricia	77	8	10%	8	10%	40	52%	21	27%	0	0%
	Ames Green	1110-1138 Barclay	Real Estate Equities & Opport Nghbd Devl Corp 651-389-3821	Acq; rehab & new construction; rental	2004	Lilledahl, Patricia	55	6	11%	6	11%	33	60%	10	18%	0	0%
	Ames Lake, Phase IV Hazelwood Terrace	1515-1535 Magnolia	Real Estate Equities	Rehabilitation; rental	2005	Lilledahl, Patty	99	10	10%	10	10%	79	80%	0	0%	0	0%
	Arbor Pointe	1215 North Dale Street	Arbor Pointe Apts, Limited Partnership 952-431-5700	New construction; senior rental	2003	Sanchez, Tom	47	5	11%	5	11%	37	79%	0	0%	0	0%
	Arlington Gardens	Arlington & Rice	Access. Space & Wilder Frndtn 651-645-7271	New construction; senior rental	2002	Sanchez, Tom	50	50	100%	0	0%	0	0%	0	0%	0	0%
	Armstrong House Redevelopment	225 Eagle Parkway	Benshoof Construction	Rehabilitation; ownership [HRA]	2005	Smith, Dan	4	0	0%	0	0%	0	0%	0	0%	4	100%
	Arundel Condos	Arundel & Idaho	Living Choice Devel. Corp. 651-248-8642	New construction; senior condominiums	2003	Trulsen, Joan	26	0	0%	0	0%	0	0%	6	23%	20	77%
	Bridgescreek Senior Housing	Johnson Parkway & Hudson	Bridgescreek Senior Hsg LLC 651-224-6770	New construction; senior rental	2004	Pemberton, Sheri	160	16	10%	16	10%	128	80%	0	0%	0	0%
	Carleton Place Lofts (Johnson Bros)	University Ave at Carleton	Dominium Development and Acquisition, LLC (consultant)	New construction; rental	2005	Nordquist, Diane	169	17	10%	17	10%	135	80%	0	0%	0	0%
	Crane Ordway Building	281 East Fifth Street	Central Community Housing Trust 612-341-3148	Rehab of industrial bldg; rental	2005	Smith, Dan	70	35	50%	35	50%	0	0%	0	0%	0	0%
	Crestview Apts Expansion	331 Geranium/1161 71 Westminster	Crestview Community LP 612-874-3336	New constr; rental supportive housing	2004	Bayers, Dan	13	13	100%	0	0%	0	0%	0	0%	0	0%
	Emerald Gardens - Phase I	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership	2003	Nordquist, Diane	108	0	0%	0	0%	0	0%	0	0%	108	100%
	Emerald Gardens - Phase II	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership	2004	Nordquist, Diane	52	0	0%	0	0%	0	0%	0	0%	52	100%
	Emerald Gardens - Phase III	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership	2004	Nordquist, Diane	51	0	0%	0	0%	0	0%	0	0%	51	100%
	Episcopal Homes	1840 University Avenue	Episcopal Homes at 1840 University Ave 651-632-8851	New Construction; Senior Rental Independent Living	2003	Mordorski, Paul	47	5	11%	5	11%	11	23%	5	11%	21	45%
	Gateway Village (Shepard Davern)	W. 7th/Norfolk/Davern/Edgecumb	Stonebridge Develop LLC 952-431-5700	New construction; senior rental	2003	Trulsen, Joan	121	0	0%	34	28%	87	72%	0	0%	0	0%
	Gateway Village (Shepard Davern)	W. 7th/Norfolk/Davern/Edgecumb	Stonebridge Develop LLC 952-431-5700	New construction; rental	2003	Trulsen, Joan	312	32	10%	46	15%	0	0%	0	0%	234	75%
	Gateway Village (Shepard Davern)	Norfolk/Wheeler/Edgecumb	Stonebridge Develop LLC 952-431-5700	New construction; ownership	2004	Trulsen, Joan	145	0	0%	0	0%	0	0%	0	0%	145	100%
	Germain Landing Townhomes Phase I	NW Corner Ames/Germain	Habitat for Humanity & DBNHS 651-331-4090x672 / 651-774-	New construction; ownership	2004	Pemberton, Sheri	24	4	17%	10	42%	4	17%	6	25%	0	0%
	Homes for Learning	Euclid & Surrey	Dayton's Bluff NHS 651-774-6995	New construction; rental	2002	Pemberton, Sheri	16	5	31%	11	69%	0	0%	0	0%	0	0%

Please see Definitions and Disclaimer on last page.

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Housing Projects Scorecard

02/27/06

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private	
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
Name	TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)		
CLOSED PROJECTS																			
Closed	560 State Townhomes	4,524,669	468,625	468,625	4,056,044	0	4,056,044	3,197,250	250,000	608,794	452,858	249,999	0	225,000	0	46,393	35,143	3,596,812	
		226,233	23,431	23,431	202,802	0%	202,802	110.95	6%	15%	22,643	12,500	0	11,250	0	46,393	35,143	79%	
	7th Landing (Passages)	2,894,171	0	0	2,894,171	534,965	2,359,206	1,636,006	210,000	513,200	634,271	0	0	2,259,900	0	222,629	48,790	0	
		222,629	0	0	222,629	18%	181,477	138.06	7%	18%	48,790	0	0	173,838	0	222,629	48,790	0%	
	800 E Third Street (mixed use)	1,238,000	0	0	1,238,000	270,700	967,300	711,000	160,000	96,300	495,000	0	0	0	0	61,875	61,875	743,000	
		154,750	0	0	154,750	22%	120,913	71.10	13%	8%	61,875	0	0	0	0	61,875	61,875	60%	
	808 Berry	43,701,655	1,087,894	0	42,613,761	349,787	42,263,974	28,730,800	3,800,000	9,733,174	0	0	3,110,000	96,000	38,737,044	157,090	11,648	1,758,611	
		163,677	4,075	0	159,602	1%	158,292	81.45	9%	23%	0	0	11,648	360	145,083	72,509	11,648	4%	
	9th Street Lofts	13,357,000	0	0	13,357,000	1,295,000	12,062,000	8,055,000	925,000	3,082,000	0	402,000	0	0	0	0	8,040	8,040	12,955,000
		267,140	0	0	267,140	10%	241,240	96.99	7%	23%	0	8,040	0	0	0	0	8,040	8,040	97%
	American House	1,567,506	0	0	1,567,506	437,505	1,130,001	689,001	288,045	152,955	250,000	0	0	958,506	0	92,962	19,231	359,000	
		120,577	0	0	120,577	28%	86,923	111.67	18%	10%	19,231	0	0	73,731	0	92,962	19,231	23%	
	Ames, Barclay Terrace	11,217,641	571,535	0	10,646,106	207,600	10,438,506	4,671,914	4,235,790	1,530,802	2,620,240	0	0	2,618,330	3,579,071	114,515	34,029	2,400,000	
		145,684	7,423	0	138,261	2%	135,565	65.92	40%	14%	34,029	0	0	34,004	46,481	114,515	34,029	21%	
	Ames, Rose Hill Phase I	9,894,100	995,000	0	8,899,100	128,000	8,771,100	4,048,347	3,230,000	1,492,753	2,175,000	0	100,000	2,000,641	3,068,459	95,378	29,545	2,550,000	
		128,495	12,922	0	115,573	1%	113,910	57.12	36%	17%	28,247	0	1,299	25,982	39,850	95,378	29,545	26%	
	Ames Green	14,605,369	1,796,064	0	12,809,305	1,278,024	11,531,281	5,323,931	4,170,000	2,037,350	5,194,380	0	0	2,076,394	5,984,595	241,007	94,443	1,350,000	
		265,552	32,656	0	232,896	10%	209,660	48.89	33%	16%	94,443	0	0	37,753	108,811	241,007	94,443	9%	
	Ames Lake, Phase IV Hazelwood Terrace	14,574,867	445,000	0	14,129,867	714,533	13,415,334	6,994,222	4,528,760	1,892,352	5,584,380	0	0	248,000	6,633,687	125,920	56,408	2,108,800	
		147,221	4,495	0	142,726	5%	135,508	112.21	32%	13%	56,408	0	0	2,505	67,007	125,920	56,408	14%	
	Arbor Pointe	7,375,763	0	0	7,375,763	0	7,375,763	5,380,659	434,906	1,560,198	1,286,000	0	0	13,500	5,286,615	140,130	27,362	789,648	
		156,931	0	0	156,931	0%	156,931	73.45	6%	21%	27,362	0	0	287	112,481	76,846	27,362	11%	
	Arlington Gardens	5,148,500	0	0	5,148,500	0	5,148,500	4,162,866	379,613	606,021	450,000	0	0	4,698,500	0	102,970	9,000	0	
		102,970	0	0	102,970	0%	102,970	86.73	7%	12%	9,000	0	0	93,970	0	102,970	9,000	0%	
	Armstrong House Redevelopment	5,375,000	167,000	105,000	5,208,000	2,608,000	2,600,000	1,892,687	5,001	702,312	2,775,000	0	0	0	0	693,750	693,750	2,600,000	
		1,343,750	41,750	26,250	1,302,000	50%	650,000	174.02	0%	13%	693,750	0	0	0	0	693,750	693,750	48%	
	Arundel Condos	4,309,670	0	0	4,309,670	0	4,309,670	3,349,034	225,000	735,636	225,000	0	0	0	0	8,654	8,654	4,084,670	
		165,757	0	0	165,757	0%	165,757	127.39	5%	17%	8,654	0	0	0	0	410	410	95%	
	Bridgecreek Senior Housing	21,269,725	2,299,727	0	18,969,998	1,843,510	17,126,488	12,720,550	480,000	3,925,938	364,967	0	2,400,000	628,080	15,292,847	116,787	17,281	2,583,831	
		132,936	14,373	0	118,562	10%	107,041	90.86	3%	21%	2,281	0	15,000	3,926	95,580	49,679	17,281	12%	
Carleton Place Lofts (Johnson Bros)	48,259,298	1,426,000	0	46,833,298	8,580,800	38,252,498	20,092,200	10,125,000	8,035,298	0	0	2,358,660	1,023,058	44,877,580	285,558	13,957	0		
	285,558	8,438	0	277,120	18%	226,346	113.77	22%	17%	0	0	13,957	6,054	265,548	198,667	13,957	0%		
Crane Ordway Building	11,569,580	0	0	11,569,580	253,051	11,316,529	8,435,306	1,300,000	1,581,223	1,742,000	0	0	1,717,000	7,512,345	156,734	24,886	598,235		
	165,280	0	0	165,280	2%	161,665	210.00	11%	14%	24,886	0	0	24,529	107,319	156,734	24,886	5%		
Crestview Apts Expansion	3,619,390	4,397	0	3,614,993	340,918	3,274,075	2,757,240	155,512	361,323	600,000	0	0	571,390	2,310,000	267,799	46,154	138,000		
	278,415	338	0	278,076	9%	251,852	135.26	4%	10%	46,154	0	0	43,953	177,692	267,799	46,154	4%		
Emerald Gardens - Phase I	28,357,000	1,506,290	0	26,850,710	0	26,850,710	18,007,423	401,788	8,441,499	0	0	2,467,260	0	0	22,845	22,845	25,889,740		
	262,565	13,947	0	248,618	0%	248,618	136.78	1%	31%	0	0	0	22,845	0	22,845	22,845	91%		
Emerald Gardens - Phase II	14,178,500	753,145	0	13,425,355	0	13,425,355	9,003,712	200,894	4,220,749	0	0	891,370	0	0	17,142	17,142	13,287,130		
	272,663	14,484	0	258,180	0%	258,180	136.78	1%	31%	0	0	17,142	0	0	17,142	17,142	94%		
Emerald Gardens - Phase III	14,178,500	753,145	0	13,425,355	0	13,425,355	9,003,712	200,894	4,220,749	0	0	891,370	0	0	17,478	17,478	13,287,130		
	278,010	14,768	0	263,242	0%	263,242	136.78	1%	31%	0	0	17,478	0	0	17,478	17,478	94%		
Episcopal Homes	6,244,942	0	0	6,244,942	0	6,244,942	4,816,862	425,000	1,003,080	300,000	0	0	0	950,000	26,596	6,383	4,994,942		
	132,871	0	0	132,871	0%	132,871	7%	7%	16%	6,383	0	0	0	20,213	6,383	6,383	80%		
Gateway Village (Shepard Davern)	17,373,602	0	0	17,373,602	0	17,373,602	12,546,000	1,000,000	3,827,602	800,000	0	1,353,286	45,900	13,763,649	131,924	17,796	1,410,767		
	143,583	0	0	143,583	0%	143,583	83.64	6%	22%	6,612	0	11,184	379	113,749	63,938	17,796	8%		
Gateway Village (Shepard Davern)	49,441,768	2,511,500	511,500	46,930,268	0	46,930,268	38,371,107	3,768,500	4,790,661	375,000	0	4,809,000	1,506,650	42,022,000	156,130	16,615	729,118		
	158,467	8,050	1,639	150,418	0%	150,418	65.97	8%	10%	1,202	0	15,413	4,829	134,686	36,864	16,615	1%		
Gateway Village (Shepard Davern)	35,000,000	2,132,000	770,500	32,868,000	0	32,868,000	21,295,765	1,668,000	9,904,235	0	0	3,257,067	0	0	22,463	22,463	31,742,933		
	241,379	14,703	5,314	226,676	0%	226,676	103.89	5%	30%	0	0	22,463	0	0	22,463	22,463	91%		
Germantown Landing Townhomes Phase I	4,450,000	240,000	0	4,210,000	0	4,210,000	3,795,000	300,000	115,000	560,000	0	0	140,000	0	29,167	23,333	3,750,000		
	185,417	10,000	0	175,417	0%	175,417	98.32	7%	3%	23,333	0	0	5,833	0	29,167	23,333	84%		
Homes for Learning	4,237,404	324,317	0	3,913,087	791,800	3,121,287	2,169,107	80,000	872,180	865,000	80,000	0	549,000	2,417,327	244,458	59,063	326,077		
	264,838	20,270	0	244,568	20%	195,080	73.69	2%	22%	54,063	5,000	0	34,313	151,083	196,849	40,828	8%		

Please see Definitions and Disclaimer on last page.

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Housing Projects Scorecard

Project Information							Affordability									
A							City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
							Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
J.J. Hill Bldg	281 E. Kellogg Boulevard	S. Rutzick & Colleen Carey 651-292-8777 / 952-942-6900	Conv. of vacant office bldg; ownership	2002	Nordquist, Diane	53	0	0%	0	0%	0	0%	0	0%	53	100%
Jendayi Place	450 N. Grotto St	Jendayi Place, Inc. 651-482-5267	Rehab of vacant bldg; supportive rental	2003	Sanchez, Tom	6	6	100%	0	0%	0	0%	0	0%	0	0%
Lowry Plaza	350 St. Peter Street	Lowry Redev. Partners, LP 651-287-8890	Renovation; mixed use, ownership condos	2004	Nordquist, Diane	131	0	0%	1	1%	7	5%	37	28%	86	66%
Lyon's Court	Sibley & 10th St.	Lyon's Court Ptnrsp (c/o Sherman Assoc) 612-332-3001	New construction; senior rental	2004	Carlson, Al	60	0	0%	30	50%	30	50%	0	0%	0	0%
Maryland Forest/Gateway to	943 Maryland Avenue	Guptil Contracting, Inc. 651-488-1808	New construction; ownership [HRA]	2004	Pemberton, Sheri	5	0	0%	0	0%	0	0%	5	100%	0	0%
The Metro Phase I	2650 University Avenue	Wellington Management 651-999-5511	New construction; ownership	2005	Nordquist, Diane	67	0	0%	0	0%	0	0%	10	15%	57	85%
Midway Residence (Catholic Charities)	Capp and Hersey	HRA 651-266-6694	New construction; rental	2005	Trulsen, Joan	120	120	100%	0	0%	0	0%	0	0%	0	0%
Mississippi & Hyacinth	Mississippi & Hyacinth	Habitat for Humanity 612-331-4090 ext. 600	New construction; twin homes	2002	Pemberton, Sheri	10	5	50%	5	50%	0	0%	0	0%	0	0%
Model Cities Families First Phase I	914 Thomas Avenue	Model Cities 651-632-8343	Rehab; rental supportive housing	2002	Hawkinson, Stephanie	10	10	100%	0	0%	0	0%	0	0%	0	0%
Model Cities Phase II	849 University Avenue	Model Cities 651-632-8350	New construction; rental	2004	Sanchez, Tom	6	6	100%	0	0%	0	0%	0	0%	0	0%
Osceola Park	Osceola & St. Clair	Osceola Park Limited Partnership 952-431-5700	New construction; senior rental	2002	Trulsen, Joan	88	9	10%	9	10%	70	80%	0	0%	0	0%
Phalen Crossing Phase I - Sites 2&4	Johnson Pkwy/Magnolia/Ma	LTRW Land Development LLC 651-552-6846	New construction; ownership [HRA]	2004	Pemberton, Sheri	118	0	0%	0	0%	0	0%	0	0%	118	100%
Phalen Senior Lofts	635 Phalen Boulevard	Phalen Parkway Lofts Limited Partnership 612-332-3000	New construction; senior rental	2005	Pemberton, Sheri	73	8	11%	7	10%	58	79%	0	0%	0	0%
Printers Row Phase I	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership	2004	Smith, Dan	37	0	0%	4	11%	0	0%	0	0%	33	89%
Printers Row Phase II	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership	2005	Smith, Dan	37	0	0%	4	11%	0	0%	0	0%	33	89%
Railroad Island Phase I	Otsego & Beaumont	Dayton's Bluff NHS 651-774-6995	New construction; ownership	2002	Pemberton, Sheri	11	1	9%	1	9%	2	18%	5	45%	2	18%
Railroad Island Phase II	Scattered/Payne/Minnehaha	Dayton's Bluff NHS 651-774-6995	New construction; ownership [HRA]	2004	Pemberton, Sheri	24	0	0%	0	0%	0	0%	0	0%	24	100%
Real Life Cooperative	1355 Phalen Boulevard	Realife, Inc. 651-779-6639	New construction; senior ownership cooperative	2002	Pemberton, Sheri	59	11	19%	22	37%	13	22%	6	10%	7	12%
St. Christopher's Pl (aka Guild Hall)	286 Marshall Avenue	Catholic Charities 612-664-8525	Rehab; rental supportive housing	2003	Sanchez, Tom	71	71	100%	0	0%	0	0%	0	0%	0	0%
Straus Apartments	Sibley & East 5th	Sherman & Associates 612-332-3001	Conversion of vacant bldg; rental	2002	Carlson, Al	49	10	20%	24	49%	8	16%	0	0%	7	14%
Selby Groto	755 Selby Avenue	Selby CDC & Legacy Mgmt 651-291-7704 / 952-831-1448	New construction; rental	2003	Nordquist, Diane	40	5	13%	10	25%	19	48%	6	15%	0	0%
Travel Lodge Condominiums	1870 Old Hudson Road	Travel Lodge, Starbound St. Paul LLC 727-487-3695	Renovation; senior condominiums	2004	Gontarek, Dave	48	0	0%	48	100%	0	0%	0	0%	0	0%
University & Dale Apts (SW Corner)	627 Aurora Avenue	University Dale Apartments LP (Legacy Mgmt)	New construction; rental [HRA]	2005	Sanchez, Tom & Hawkinson, Stephanie	98	10	10%	10	10%	59	60%	0	0%	19	19%
Upper Landing - Rental	Shepard & Chestnut	Centex & Shelter Corporation	New construction; rental	2002	Carlson, Al	434	15	3%	72	17%	3	1%	0	0%	344	79%
Upper Landing - Ownership	Shepard & Chestnut	CentexRottland	New construction; ownership	2002	Carlson, Al	272	0	0%	0	0%	0	0%	0	0%	272	100%
Visitation Place Apartments	1034 Lafond	Catholic Charities & Srs of the Visitation 612-664-8525	New construction; rental supportive housing	2003	Hawkinson, Stephanie	16	8	50%	8	50%	0	0%	0	0%	0	0%
Whitall Townhomes	NW Corner Whitall/Edgerton	Sherman Associates, Inc 612-332-3000	New construction; ownership	2005	Pemberton, Sheri	53	0	0%	6	11%	0	0%	47	89%	0	0%
YWCA-Lexington	95 North Lexington	YWCA 651-222-3741	Rehab; rental supportive housing	2003	Sanchez, Tom	18	18	100%	0	0%	0	0%	0	0%	0	0%
Single Fam Collaborative Summ	Scattered Sites	Various	New construction & rehab; ownership	various	Various	30	0	0%	7	23%	2	7%	17	57%	4	13%
Single Fam/ Duplex Summary	Scattered Sites	Various	New construction & rehab; ownership	various	Various	71	3	4%	11	15%	4	6%	44	62%	9	13%
Single Family Habitat Summary	Scattered Sites	Habitat for Humanity	New construction; ownership	various	NA	20	6	30%	14	70%	0	0%	0	0%	0	0%
Subtotals						4,229	588	13.9%	563	13.3%	870	21%	295	7.0%	1,913	45.2%

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Housing Projects Scorecard

02/27/06

Closed Continued

Project Information	Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name	TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing Extraordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)
J.J. Hill Bldg	26,634,600	1,669,500	0	24,965,100	2,445,000	22,520,100	18,248,335	720,000	3,551,765	642,500	0	3,309,000	1,119,000	0	95,670	74,557	21,564,100
	502,540	31,500	0	471,040	10%	424,908	132.60	3%	14%	12,123	0	62,434	21,113	0	90,764	74,557	81%
Jendayi Place	293,725	0	0	293,725	0	293,725	293,725	0	0	30,000	0	0	263,725	0	48,954	5,000	0
	48,954	0	0	48,954	0%	48,954	38.91	0%	0%	5,000	0	0	43,954	0	48,954	5,000	0%
Lowry Plaza	34,221,913	800,000	0	33,421,913	2,715,579	30,706,334	19,344,604	4,377,827	6,983,903	2,200,000	0	0	800,000	0	22,901	16,794	31,221,913
	261,236	6,107	0	255,129	8%	234,399	103.21	13%	21%	16,794	0	0	6,107	0	22,901	16,794	91%
Lyon's Court	9,337,558	0	0	9,337,558	500,000	8,837,558	5,500,000	850,000	2,487,558	150,000	850,000	2,033,000	90,000	6,058,643	153,027	50,550	155,915
	155,626	0	0	155,626	5%	147,293	77.66	9%	27%	2,500	14,167	33,883	1,500	100,977	97,567	50,550	2%
Maryland Forest/Gateway to	955,175	155,175	0	800,000	0	800,000	631,655	32,500	135,845	155,175	0	0	0	0	31,035	31,035	800,000
	191,035	31,035	0	160,000	0%	160,000	103.89	4%	17%	31,035	0	0	0	0	31,035	31,035	84%
The Metro Phase I	15,466,575	545,600	63,000	14,920,975	0	14,920,975	10,477,907	680,000	3,763,068	0	0	985,000	0	0	14,701	14,701	14,481,575
	230,844	8,143	940	222,701	0%	222,701	138.05	5%	25%	0	0	14,701	0	0	14,701	14,701	94%
Midway Residence (Catholic Charities)	15,556,162	1,391,770	0	14,164,392	812,092	13,352,300	8,656,300	3,300,000	1,396,000	4,956,162	0	0	0	10,600,000	129,635	41,301	0
	129,635	11,598	0	118,037	6%	111,269	77.66	23%	10%	41,301	0	0	0	88,333	41,301	41,301	0%
Mississippi & Hyacinth	1,720,474	217,682	142,771	1,502,792	0	1,502,792	1,400,000	80,000	22,792	100,000	0	0	0	0	10,000	10,000	1,620,474
	172,047	21,768	14,277	150,279	0%	150,279	100.00	5%	2%	10,000	0	0	0	0	10,000	10,000	94%
Model Cities Families First Phase I	1,419,659	28,200	0	1,391,459	0	1,391,459	749,593	385,000	256,866	0	385,000	0	1,034,659	0	141,966	38,500	0
	141,966	2,820	0	139,146	0%	139,146	85.30	28%	18%	0	38,500	0	103,466	0	141,966	38,500	0%
Model Cities Phase II	1,199,151	0	0	1,199,151	12,000	1,187,151	1,040,379	0	146,772	300,000	0	899,151	0	0	199,859	50,000	0
	199,859	0	0	199,859	1%	197,859	117.53	0%	12%	50,000	0	149,859	0	0	199,859	50,000	0%
Osceola Park	11,166,051	750,779	101,900	10,415,272	202,600	10,212,672	7,609,042	470,640	2,132,990	300,000	0	844,500	22,950	9,172,835	117,503	13,006	825,766
	126,887	8,532	1,158	118,355	2%	116,053	78.20	5%	20%	3,409	0	9,597	261	104,237	48,899	13,006	7%
Phalen Crossing Phase I - Sites 2&4	24,506,752	2,228,231	0	22,278,521	0	22,278,521	16,889,806	1,416,000	3,972,715	2,228,231	0	0	0	0	18,883	18,883	22,278,521
	207,684	18,883	0	188,801	0%	188,801	105.66	6%	18%	18,883	0	0	0	0	18,883	18,883	91%
Phalen Senior Lofts	11,263,958	775,127	0	10,488,831	722,268	9,766,563	6,935,600	805,000	2,025,963	1,930,000	0	920,000	0	7,874,686	146,914	39,041	539,272
	154,301	10,618	0	143,683	7%	133,789	90.01	8%	19%	26,438	0	12,603	0	107,872	82,119	39,041	5%
Printers Row Phase I	10,586,968	220,000	220,000	10,366,968	690,000	9,676,968	6,840,000	526,968	2,310,000	0	276,968	0	490,000	0	20,729	7,486	9,820,000
	286,134	5,946	5,946	280,188	7%	261,540	148.70	5%	22%	0	7,486	0	13,243	0	20,729	7,486	93%
Printers Row Phase II	10,329,468	220,000	220,000	10,109,468	690,000	9,419,468	6,715,000	526,968	2,177,500	0	276,968	0	0	0	7,486	7,486	10,052,500
	279,175	5,946	5,946	273,229	7%	254,580	150.16	5%	22%	0	7,486	0	0	0	7,486	7,486	97%
Railroad Island Phase I	2,118,185	122,000	0	1,996,185	148,000	1,848,185	1,483,000	80,000	285,185	300,000	80,000	0	219,185	0	54,471	34,545	1,519,000
	192,562	11,091	0	181,471	7%	168,017	102.96	4%	14%	27,273	7,273	0	19,926	0	54,471	34,545	72%
Railroad Island Phase II	6,548,000	725,000	0	5,823,000	0	5,823,000	4,743,000	168,000	912,000	745,000	0	0	480,000	0	51,042	31,042	5,323,000
	272,833	30,208	0	242,625	0%	242,625	97.65	3%	16%	31,042	0	0	20,000	0	51,042	31,042	81%
Real Life Cooperative	8,317,241	456,680	0	7,860,561	63,491	7,797,070	5,871,101	590,000	1,335,969	200,000	256,680	0	0	0	7,740	7,740	7,860,561
	140,970	7,740	0	133,230	1%	132,154	85.72	8%	17%	3,390	4,351	0	0	0	7,740	7,740	95%
St. Christopher's Pl (aka Guild Hall)	1,730,511	44,500	0	1,686,011	0	1,686,011	1,515,343	0	170,668	0	0	0	1,612,711	0	22,714	0	117,800
	24,373	627	0	23,747	0%	23,747	47.32	0%	10%	0	0	0	22,714	0	22,714	0	7%
Straus Apartments	11,042,075	269,500	0	10,772,575	2,481,727	8,290,848	4,365,348	1,306,554	2,618,946	400,000	0	600,000	3,251,575	6,643,126	222,341	20,408	147,374
	225,348	5,500	0	219,848	23%	169,201	46.29	12%	24%	8,163	0	12,245	66,359	135,574	143,951	16,508	1%
Selby Grotto	6,312,068	282,263	0	6,029,805	207,671	5,822,134	4,183,626	194,619	1,443,889	870,000	175,000	0	1,314,606	3,934,213	157,345	26,125	18,249
	157,802	7,057	0	150,745	3%	145,553	88.36	3%	24%	21,750	4,375	0	32,865	98,355	99,170	26,125	0%
Travel Lodge Condominiums	4,752,000	0	0	4,752,000	0	4,752,000	2,880,000	1,872,000	0	0	0	0	0	0	0	0	4,752,000
	99,000	0	0	99,000	0%	99,000	60.00	39%	0%	0	0	0	0	0	0	0	100%
University & Dale Apts (SW Corner)	16,001,145	0	0	16,001,145	645,121	15,356,024	11,089,394	446,880	3,819,750	3,265,000	0	0	1,591,657	10,887,121	160,651	33,316	257,367
	163,277	0	0	163,277	4%	156,694	123.22	3%	24%	33,316	0	0	16,241	111,093	151,809	33,316	2%
Upper Landing - Rental	68,327,299	12,088,702	4,263,586	56,238,597	5,224,733	51,013,864	37,698,625	8,230,000	5,085,239	9,450,000	900,000	11,478,000	5,309,299	9,090,000	83,473	50,295	32,100,000
	157,436	27,854	9,824	129,582	9%	117,543	76.34	15%	9%	21,774	2,074	26,447	12,233	20,945	70,224	50,295	47%
Upper Landing - Ownership	97,482,293	6,838,410	2,586,440	90,643,883	5,382,934	85,260,949	80,000,000	3,670,000	1,590,949	4,550,000	0	7,652,000	1,289,344	0	49,601	44,860	83,990,949
	358,391	25,141	9,509	333,250	6%	313,459	179.59	4%	2%	16,728	0	28,132	4,740	0	49,601	44,860	86%
Visitation Place Apartments	3,422,703	65,000	0	3,357,703	0	3,357,703	2,257,500	235,000	865,203	0	0	605,000	2,239,239	177,765	0	0	578,464
	213,919	4,063	0	209,856	0%	209,856	107.60	7%	26%	0	0	0	37,813	139,952	177,765	0	17%
Whitall Townhomes	10,489,906	1,750,000	0	8,739,906	0	8,739,906	6,804,507	546,000	1,389,399	2,100,000	0	200,000	0	0	43,396	39,623	8,189,906
	197,923	33,019	0	164,904	0%	164,904	109.06	6%	16%	39,623	0	0	3,774	0	43,396	39,623	78%
YWCA-Lexington	2,100,000	30,000	0	2,070,000	419,523	1,650,477	1,559,977	0	90,500	350,000	0	0	1,750,000	0	116,667	19,444	0
	116,667	1,667	0	115,000	20%	91,693	56.32	0%	4%	19,444	0	0	97,222	0	116,667	19,444	0%
Single Fam Collaborative Summ	6,460,104	199,570	0	6,260,534	75,920	6,184,614	4,815,344	531,987	837,283	544,311	332,231	0	507,234	0	0	0	5,076,328
	215,337	6,652	0	208,684	1%	206,154	71.16	8%	13%	18,144	11,074	0	16,908	0	46,126	29,218	79%
Single Fam/ Duplex Summary	13,612,196	525,382	0	13,086,814	45,250	13,041,564	9,573,328	1,640,205	1,828,031	1,797,160	319,112	0	1,090,374	0	45,164	29,807	10,405,550
	191,721	7,400	0	184,321	0%	183,684	94.18	13%	14%	25,312	4,495	0	15,357	0	43,139	28,418	76%
Single Family Habitat Summary	3,370,392	48,590	0	3,321,802	2,799	3,319,003	3,152,749	114,603	51,651	13,592	133,598	0	30,201	0	8,870	7,360	3,193,001
	168,520	2,430	0	166,090	0%	165,950	105.52	3%	2%	680	6,680	0	1,510	0	8,870	7,360	95%
Subtotals	834,707,927	49,929,300	9,453,322	784,778,627	43,120,901	741,657,726	535,181,489	76,744,454	129,731,783	65,326,227	4,717,556	49,459,513	45,346,520	258,935,082			410,923,029

Housing Projects Scorecard

Project Information							Affordability									
A							City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
							Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
							cumulative		27.2%		47.8%		54.8%			

Housing Projects Scorecard

02/27/06

Project Information	Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name	TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
	197,377					175,374				8%	1%	6%	5%	31%			49%

Housing Projects Scorecard

Project Information							Affordability										
A							City Standards				LIHTC Standards		HUD Standards				
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%		
							Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Closed Continued	The Aberdeen	370 Marshall Ave	Private	New construction; ownership	2004	NA	57	Not available		Not available		Not available		Not Availa	estimate	→ 57	100%
	Armstrong Townhomes	677-690 Armstrong	Mendota Homes	New construction; ownership	2002	NA	5	Not available		Not available		Not available		Not Availa	estimate	→ 5	100%
	Booth Brown House Foyer	1471 Como Avenue	The Salvation Army	Rehab; rental supportive housing	2003	NA	10	10	100%	0	0%	0	0%	0	0%	0	0%
	Cleveland Commons	1071 Cleveland	Mendota Homes	New construction; ownership	2002	NA	11	Not available		Not available		Not available		Not Availa	estimate	→ 11	100%
	Dayton Avenue Flats	633 Dayton Avenue	St. Paul Development Corporation	New construction; ownership	2004	NA	6	Not available		Not available		Not available		Not Availa	estimate	→ 6	100%
	Farrington Townhomes	1358-1374 Farrington	Royal Crest Properties, Inc.	New construction; ownership	2003	NA	8	Not available		Not available		Not available		Not Availa	estimate	→ 8	100%
	Grand 700 LLC	700 Grand Avenue	Grand 700 LLC	New construction; ownership	2003	NA	6	Not available		Not available		Not available		Not Availa	estimate	→ 6	100%
	Hayzel Gardens Townhomes	1871-77, 1881-85, 1891-95 Garden	Private	New construction; ownership	2005	NA	10	Not available		Not available		Not available		Not Availa	estimate	→ 10	100%
	Highland Heights Condominiums	605 Snelling Ave South	Highland Devel. Group LLC	New construction; senior ownership	2003	NA	24	Not available		Not available		Not available		Not Availa	estimate	→ 24	100%
	Lot 270	270 4th St E	Private	New construction; ownership	2005	NA	44	Not available		Not available		Not available		Not Availa	estimate	→ 44	100%
	Meridian Townhomes	969 St. Paul Avenue	Private	New construction; ownership	2003	NA	6	Not available		Not available		Not available		Not Availa	estimate	→ 6	100%
	Oxford Hill Condominiums	1040-1060 Grand Avenue	Private	New construction; ownership	2005	NA	32	Not available		Not available		Not available		Not Availa	estimate	→ 32	100%
	The Phoenix Residence Inc.	1500 Ames & 1538 Point Douglas Rd	Private	New construction; ownership	2004	NA	2	2	100%	0	0%	0	0%	0	0%	0	0%
	Produce Exchange Building	523 Jackson Street	PAK Properties, Inc.	Conv. of commercial bldg to condominiums	2002	NA	38	0	0%	3	8%	4	11%	8	21%	23	61%
	Rice Street Villas	1599 Rice Street	Private	New construction; ownership	2004	NA	12	Not available		Not available		Not available		Not Availa	estimate	→ 12	100%
	River Park Lofts	245 East 6th Street	Private	Conversion of commercial bldg; ownership	2005	NA	115	Not available		Not available		Not available		Not Availa	estimate	→ 115	100%
	River Ridge Condominiums	2395 Benson Avenue	Mendota Homes	New construction; senior ownership	2003	NA	24	Not available		Not available		Not available		Not Availa	estimate	→ 24	100%
	Ross Avenue Apartments	1024 Ross Avenue	Private	New construction; rental	2004	NA	4	Not available		Not available		Not available		Not Availa	estimate	→ 4	100%
	Rossmor Building	500 Robert Street	Rossmore Partners LLC	Conversion of comm bldg to ownership	2003	NA	109	0	0%	7	6%	0	0%	0	0%	102	94%
	Scheffer Lane Townhomes	753 Scheffer Avenue	Wilkinson Construction	New construction; ownership	2003	NA	4	Not available		Not available		Not available		Not Availa	estimate	→ 4	100%
	Selby Hall at Univ. of St. Thomas	2115 Summit Ave	Private	New construction; student housing	2004	NA	94	Not available		Not available		Not available		Not Availa	estimate	→ 94	100%
	Snelling Avenue Townhomes	531 Snelling Ave S	Private	New construction; ownership	2004	NA	20	Not available		Not available		Not available		Not Availa	estimate	→ 20	100%
	Yorkshire Townhomes	2006 Yorkshire Avenue	Private	New construction; ownership	2005	NA	9	Not available		Not available		Not available		Not Availa	estimate	→ 9	100%
	Private Sector Development	Scattered Sites	Various	New construction; ownership	various	NA	→	492	Not available		Not available		Not available		Not Availa	estimate	→ 492
Total							5,371	600	11.2%	573	10.7%	874	16.3%	303	5.6%	3,021	56.2%
Total Closed in 2002							cumulative		21.8%		38.1%		43.8%				
Total Closed in 2003							1,632	180	11.0%	223	13.7%	144	8.8%	109	6.7%	976	59.8%
Total Closed in 2004							cumulative		24.7%		33.5%		40.2%				
Total Closed in 2005							1,278	173	13.5%	128	10.0%	195	15.3%	46	3.6%	736	57.6%
Total Closed in 2006							cumulative		23.6%		38.8%		42.4%				
Total Closed in 2007							1,331	47	3.5%	128	9.6%	202	15.2%	83	6.2%	871	65.4%
Total Closed in 2008							cumulative		13.1%		28.3%		34.6%				
Total Closed in 2009							1,130	200	17.7%	92	8.1%	332	29.4%	68	6.0%	438	38.8%
Total Closed in 2010							cumulative		25.8%		55.2%		61.2%				

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Housing Projects Scorecard

02/27/06

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name		TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
Closed Continued	The Aberdeen	9,500,000 166,667	estimate		9,500,000 166,667		9,500,000 166,667	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	9,500,000 100%
	Armstrong Townhomes	1,100,000 220,000	estimate		1,100,000 220,000		1,100,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,100,000 100%
	Booth Brown House Foyer	1,000,000 100,000	estimate		1,000,000 100,000		1,000,000 100,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,000,000 100%
	Cleveland Commons	3,250,000 295,455	estimate		3,250,000 295,455		3,250,000 295,455	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	3,250,000 100%
	Dayton Avenue Flats	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,320,000 100%
	Farrington Townhomes	1,760,000 220,000	estimate		1,760,000 220,000		1,760,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,760,000 100%
	Grand 700 LLC	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,320,000 100%
	Hayzel Gardens Townhomes	2,200,000 220,000	estimate		2,200,000 220,000		2,200,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	2,200,000 100%
	Highland Heights Condominiums	5,280,000 220,000	estimate		5,280,000 220,000		5,280,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	5,280,000 100%
	Lot 270	9,680,000 220,000	estimate		9,680,000 220,000		9,680,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	9,680,000 100%
	Meridian Townhomes	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,320,000 100%
	Oxford Hill Condominiums	7,040,000 220,000	estimate		7,040,000 220,000		7,040,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	7,040,000 100%
	The Phoenix Residence Inc.	580,000 290,000	estimate		580,000 290,000		580,000 290,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	580,000 100%
	Produce Exchange Building	2,850,000 75,000	estimate		2,850,000 75,000		2,850,000 75,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	2,850,000 100%
	Rice Street Villas	2,640,000 220,000	estimate		2,640,000 220,000		2,640,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	2,640,000 100%
	River Park Lofts	25,300,000 220,000	estimate		25,300,000 220,000		25,300,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	25,300,000 100%
	River Ridge Condominiums	5,280,000 220,000	estimate		5,280,000 220,000		5,280,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	5,280,000 100%
	Ross Avenue Apartments	340,000 85,000	estimate		340,000 85,000		340,000 85,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	340,000 100%
	Rossmor Building	8,600,000 78,899	estimate		8,600,000 78,899		8,600,000 78,899	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	8,600,000 100%
	Scheffer Lane Townhomes	880,000 220,000	estimate		880,000 220,000		880,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	880,000 100%
	Selby Hall at Univ. of St. Thomas	19,291,400 205,228	estimate		19,291,400 205,228		19,291,400 205,228	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	19,291,400 100%
	Snelling Avenue Townhomes	4,400,000 220,000	estimate		4,400,000 220,000		4,400,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	4,400,000 100%
	Yorkshire Townhomes	1,980,000 220,000	estimate		1,980,000 220,000		1,980,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,980,000 100%
	Private Sector Development	108,240,000 220,000	estimate		108,240,000 220,000		108,240,000 220,000	Not Available	Not Available	Not Available	0 0	0 0	0 0	0 0	0 0	0 0	0 0	108,240,000 100%
Total		1,059,859,327 197,330	49,929,300	9,453,322	1,009,930,027	43,120,901	966,809,126				65,326,227 6%	4,717,556 0%	49,459,513 5%	45,346,520 4%	258,935,082 24%			636,074,429 60%
Total Closed in 2002		335,061,233 205,307									2002	21,442,771 6%	2,007,592 1%	27,093,500 8%	23,432,880 7%	69,128,791 21%		191,955,699 57%
Total Closed in 2003		209,138,930 163,645									2003	7,363,331 4%	683,175 0%	8,629,546 4%	9,999,783 5%	71,774,787 34%		110,688,307 53%
Total Closed in 2004		282,213,230 212,031									2004	13,969,279 5%	1,564,265 1%	9,472,807 3%	6,845,958 2%	29,646,085 11%		220,545,633 78%
Total Closed in 2005		233,445,934 206,589									2005	22,550,845 10%	450,524 0%	4,263,660 2%	5,047,730 2%	88,385,419 38%		112,671,788 48%

Please see Definitions and Disclaimer on last page.

Prepared by PED

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Housing Projects Scorecard

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Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.

Single Family/Duplex Development

Project Information							Affordability											
							A		City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30% Number Percent		Affordable @ 31 - 50% Number Percent		Affordable @ 51 - 60% Number Percent		Affordable @ 61 - 80% Number Percent		Affordable @ > 80% Number Percent			
CLOSED PROJECTS																		
123 Acker St E	123 Acker St East	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	2	0	0%	0	0%	0	0%	0	0%	2	100%	0	0%
173 Acker St E	173 Acker St East	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
1063 Marshall house move/861 Aurora	861 Aurora	Quinton Christian 651-787-0274	House Move, Rehab [HRA]	2004	Mordorski, Paul & Lee, S	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%
659 Blair Ave	659 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
662 Blair Ave	662 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
691 Blair Ave	691 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%
803 Buffalo Street	803 Buffalo Street	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%
691 Canton Street	691 Canton Street	O'Brien Builders LLC 651-214-9697	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
790 Capitol Heights	790 Capitol Hts	Greater Frogtown CDC 651-848-2024	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
934 Central Avenue West	934 West Central	Dayton's Bluff NHS 651-774-6995	Rehab; ownership	2003	Smith, Dan	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%
652 Cherry Street	652 Cherry Street	Dayton's Bluff NHS 651-774-6995	Rehab; ownership	2003	Smith, Dan	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
213 Congress West	213 West Congress	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
Cook/DeSoto Housing	Cook and DeSoto	Wisdom Builders 612-490-4179	New construction; ownership	2004	Pemberton, Sheri	5	0	0%	0	0%	0	0%	5	100%	0	0%	0	0%
736 Dayton Ave	736 Dayton Avenue	Rondo Community Land Trust 651-221-9884	New construction; ownership	2004	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
893 Dayton	893 Dayton Avenue	D&J Remodeling 651-728-9909	Rehab; house move, ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
1260 Dayton Ave	1260 Dayton Avenue	Private owner 651-603-6216	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
452-454-458 Edmund Ave	452, 454, 458 Edmund Ave	Builders Outreach Fndtn 651-697-1954	New construction; ownership	2002	Hawkinson, Stephanie	4	0	0%	0	0%	0	0%	4	100%	0	0%	0	0%
522-524 Edmund Ave	522-524 Edmund Ave	Greater Frogtown CDC 651-848-2021	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
675 Edmund Ave	675 Edmund Avenue	Greater Frogtown CDC & GMHC 651-848-2021	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
679 Edmund Ave	679 Edmund Avenue	Greater Frogtown CDC 651-848-2021	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
683 Edmund Ave	681 Edmund Avenue	Greater Frogtown CDC & GMHC 651-848-2021	New construction; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
289 N Fairview	289 N Fairview		Rehab; ownership	2002	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%
843 Galtier Street	843 Galtier Street	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
251-253 George Street	251-253 George	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	2	0	0%	0	0%	0	0%	1	50%	1	50%	0	0%
426 Hatch Avenue	426 Hatch Avenue	SPARC 651-488-1039	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
1078-80 Iglehart House Move	236-38 Victoria St	Community NHS 651-292-8710	Rehab duplex; ownership	2002	Mordorski, Paul	2	0	0%	0	0%	0	0%	2	100%	0	0%	0	0%
851 Magnolia	851 Magnolia Ave E	ESNDC 651-771-1152	New construction; ownership [HRA]	2005	Pemberton, Sheri	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
844 Marion St	844 Marion Street	NEAR 651-488-1039	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
870 Marion St	870 Marion Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%
937 Marshall	937 Marshall Avenue	Community NHS 651-292-8710	Rehab; duplex house move, ownership	2002	Mordorski, Paul	2	0	0%	0	0%	0	0%	1	50%	1	50%	0	0%

Single Family Duplex CDC Closed

Housing Projects Scorecard

02/27/06

Single Family/Du																	
Project Information		Project Cost				Housing Cost		Dwelling Unit Cost				Public/Non-Profit Cost/Source					Private
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name	TDC (TDC/DU)	Redev./Proj. Extraord. Cat (per DU)	Public Imprints (per DU)	Housing Costs (per DU)	Housing extra-ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)
CLOSED PROJECTS																	
123 Acker St E	304,989	0	0	304,989	0	304,989	146,464	120,000	38,525	57,732	0	0	49,257	0	53,495	28,866	198,000
	152,495	0	0	152,495	0	152,495	82,56	39%	13%	28,866	0	0	24,629	0	53,495	28,866	65%
173 Acker St E	178,546	0	0	178,546	0	178,546	144,601	5,300	28,645	18,865	5,300	0	8,381	0	32,546	24,165	146,000
	178,546	0	0	178,546	0	178,546	94.63	3%	16%	18,865	5,300	0	8,381	0	32,546	24,165	82%
1063 Marshall house move/861 Aurora	181,000	0	0	181,000	0	181,000	145,000	11,000	25,000	0	11,000	0	0	0	11,000	11,000	170,000
	181,000	0	0	181,000	0	181,000	104.17	6%	14%	0	11,000	0	0	0	11,000	11,000	94%
659 Blair Ave	193,080	0	0	193,080	0	193,080	155,695	6,900	30,485	4,981	5,099	0	20,000	0	30,080	10,080	163,000
	193,080	0	0	193,080	0	193,080	91.48	4%	16%	4,981	5,099	0	20,000	0	30,080	10,080	84%
662 Blair Ave	278,500	0	0	278,500	0	278,500	172,900	75,000	30,600	49,000	0	0	79,500	0	128,500	49,000	150,000
	278,500	0	0	278,500	0	278,500	144.08	27%	11%	49,000	0	0	79,500	0	128,500	49,000	54%
691 Blair Ave	265,067	35,607	0	229,460	0	229,460	160,368	35,000	34,092	70,269	0	0	0	0	70,269	70,269	194,798
	265,067	35,607	0	229,460	0	229,460	94.22	15%	15%	70,269	0	0	0	0	70,269	70,269	73%
803 Buffalo Street	184,690	0	0	184,690	0	184,690	148,838	6,500	29,352	20,386	6,499	0	19,805	0	46,690	26,885	138,000
	184,690	0	0	184,690	0	184,690	100.03	4%	16%	20,386	6,499	0	19,805	0	46,690	26,885	75%
691 Canton Street	203,809	0	0	203,809	0	203,809	171,713	7,440	24,656	0	4,290	0	0	0	4,290	4,290	199,519
	203,809	0	0	203,809	0	203,809	114.48	4%	12%	0	4,290	0	0	0	4,290	4,290	98%
790 Capitol Heights	270,565	0	0	270,565	15,025	255,540	192,930	8,000	54,610	98,857	7,998	0	32,710	0	139,565	106,855	131,000
	270,565	0	0	270,565	6%	255,540	120.58	3%	20%	98,857	7,998	0	32,710	0	139,565	106,855	48%
934 Central Avenue West	109,700	0	0	109,700	0	109,700	74,395	30,355	4,950	50,000	0	0	20,000	0	70,000	50,000	39,700
	109,700	0	0	109,700	0	109,700	41.33	28%	5%	50,000	0	0	20,000	0	45,000	50,000	36%
652 Cherry Street	218,617	0	0	218,617	0	218,617	148,372	70,245	0	48,600	0	0	21,200	0	69,800	48,600	148,817
	218,617	0	0	218,617	0	218,617	82.43	32%	0%	48,600	0	0	21,200	0	69,800	48,600	68%
213 Congress West	184,918	1,246	0	183,672	0	183,672	145,409	14,800	23,463	5,119	14,799	0	20,000	0	39,918	19,918	145,000
	184,918	1,246	0	183,672	0	183,672	104.24	8%	13%	5,119	14,799	0	20,000	0	39,918	19,918	78%
Cook/DeSoto Housing	1,040,000	0	0	1,040,000	0	1,040,000	845,000	100,000	95,000	0	0	0	0	0	0	0	1,040,000
	208,000	0	0	208,000	0	208,000	83.56	10%	9%	0	0	0	0	0	0	0	100%
736 Dayton Ave	237,599	0	0	237,599	0	237,599	199,302	10,000	28,297	49,500	9,999	0	0	0	59,499	59,499	178,100
	237,599	0	0	237,599	0	237,599	120.72	4%	12%	49,500	9,999	0	0	0	59,499	59,499	75%
893 Dayton	192,947	0	0	192,947	0	192,947	163,991	12,700	16,256	0	12,700	0	0	0	12,700	12,700	180,247
	192,947	0	0	192,947	0	192,947	126.83	7%	8%	0	12,700	0	0	0	12,700	12,700	93%
1260 Dayton Ave	198,279	0	0	198,279	0	198,279	160,506	33,418	4,355	0	33,418	0	0	0	33,418	33,418	164,861
	198,279	0	0	198,279	0	198,279	107.94	17%	2%	0	33,418	0	0	0	33,418	33,418	83%
452-454-458 Edmund Ave	445,340	3,600	0	441,740	0	441,740	372,640	17,100	52,000	0	17,097	0	0	0	4,274	4,274	428,243
	111,335	900	0	110,435	0	110,435	83.59	4%	12%	0	4,274	0	0	0	4,274	4,274	96%
522-524 Edmund Ave	203,228	0	0	203,228	0	203,228	161,943	10,800	30,485	11,229	8,999	0	20,000	0	40,228	20,228	163,000
	203,228	0	0	203,228	0	203,228	95.15	5%	15%	11,229	8,999	0	20,000	0	40,228	20,228	80%
675 Edmund Ave	209,670	1,500	0	208,170	0	208,170	115,865	70,000	22,305	39,999	0	0	61,671	0	101,670	39,999	108,000
	209,670	1,500	0	208,170	0	208,170	92.69	34%	11%	39,999	0	0	61,671	0	101,670	39,999	52%
679 Edmund Ave	231,615	0	0	231,615	0	231,615	157,255	34,200	40,160	40,115	0	0	49,000	0	89,115	40,115	142,500
	231,615	0	0	231,615	0	231,615	207.46	15%	17%	40,115	0	0	49,000	0	89,115	40,115	62%
683 Edmund Ave	201,257	0	0	201,257	0	201,257	160,621	9,900	30,736	26,357	9,900	0	20,000	0	56,257	36,257	145,000
	201,257	0	0	201,257	0	201,257	94.37	5%	15%	26,357	9,900	0	20,000	0	56,257	36,257	72%
289 N Fairview	235,512	0	0	235,512	0	235,512	66,281	143,000	26,231	12,756	0	0	12,756	0	25,512	12,756	210,000
	235,512	0	0	235,512	0	235,512	35.87	61%	11%	12,756	0	0	12,756	0	25,512	12,756	89%
843 Galtier Street	186,922	8,900	0	178,022	0	178,022	143,998	6,099	27,925	19,455	6,099	0	10,368	0	35,922	25,554	151,000
	186,922	8,900	0	178,022	0	178,022	96.26	3%	16%	19,455	6,099	0	10,368	0	35,922	25,554	81%
251-253 George Street	389,379	6,950	0	382,429	0	382,429	319,817	7,400	55,212	44,379	0	0	20,000	0	32,190	22,190	325,000
	194,690	3,475	0	191,215	0	191,215	103.50	2%	14%	22,190	0	0	10,000	0	32,190	22,190	83%
426 Hatch Avenue	198,005	0	0	198,005	0	198,005	73,143	90,000	34,862	31,948	0	0	15,557	0	47,505	31,948	150,500
	198,005	0	0	198,005	0	198,005	101.59	45%	18%	31,948	0	0	15,557	0	47,505	31,948	76%
1078-80 Iglehart House Move	265,990	0	0	265,990	0	265,990	205,444	8,925	51,621	27,065	8,925	0	0	0	17,995	17,995	230,000
	132,995	0	0	132,995	0	132,995	81.27	3%	19%	13,533	4,463	0	0	0	17,995	17,995	86%
851 Magnolia	245,169	22,000	0	223,169	0	223,169	173,154	18,000	32,015	0	12,000	0	20,169	0	32,169	12,000	213,000
	245,169	22,000	0	223,169	0	223,169	123.68	8%	14%	0	12,000	0	20,169	0	32,169	12,000	87%
844 Marion St	164,282	14,545	0	149,737	0	149,737	116,313	4,200	29,224	27,583	4,200	0	26,000	0	57,783	31,783	106,499
	164,282	14,545	0	149,737	0	149,737	121.16	3%	20%	27,583	4,200	0	26,000	0	57,783	31,783	65%
870 Marion St	178,395	76,000	0	102,395	0	102,395	76,395	0	26,000	20,726	0	0	23,669	0	44,395	20,726	134,000
	178,395	76,000	0	102,395	0	102,395	105.52	0%	25%	20,726	0	0	23,669	0	44,395	20,726	75%
937 Marshall	230,499	0	0	230,499	0	230,499	193,484	5,499	31,516	52,000	5,499	0	0	0	28,750	28,750	173,000
	115,250	0	0	115,250	0	115,250	65.06	2%	14%	26,000	2,750	0	0	0	28,750	28,750	75%

Single Family Duplex CDC Closed

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Housing Projects Scorecard

Project Information							Affordability									
A							City Standards				LIHTC Standards		HUD Standards			
							Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
CLOSED PROJECTS (CONT'D)																
376 E Page Street	376 East Page St	NeDA 651-292-9652	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
615 Park Street	615 Park Street	Greater Frogtown CDC 651-848-2021	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
1144 Pleasant Avenue/0 Monroe Ct	0 Monroe Court	Michael Campion 651-793-1000	New construction; ownership	2004	Mordorski, Paul	2	0	0%	0	0%	0	0%	0	0%	2	100%
843 Rice Street	843 Rice Street	NEAR 651-488-1039	Rehab; apartment	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%
203 Robie West	203 West Robie Street	D&J Remodeling 651-728-9909	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%
687 St. Anthony	687 St. Anthony	Rondo Land Trust 651-221-9884	Rehab; house move, ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
Scattered Infill Housing	Bradley, Geranium, Case, Euclid, Fremont	Dayton's Bluff NHS 651-774-6995	New construction; ownership	2002	Pemberton, Sheri	10	1	10%	4	40%	3	30%	2	20%	0	0%
322 E Sidney	322 E Sidney	NeDA 651-292-9652	Rehab; ownership	2003	Smith, Dan	1	0	0%	0	0%	1	100%	0	0%	0	0%
582 State Street	582 State Street	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	1	100%	0	0%	0	0%	0	0%	0	0%
86 E. Sycamore Street	86 E. Sycamore Street	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
714 Thomas Avenue	714 Thomas Avenue	Greater Frogtown CDC 651-848-2021	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%
607 Topping Street	607 Topping Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
641 Van Buren	641 Van Buren	Greater Frogtown CDC & Habitat 651-848-2021	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%
707 Virginia	707 Virginia	Greater Frogtown CDC & Habitat 651-848-2021	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%
860 Western Ave	860 Western Ave	NEAR 651-488-1039	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
1560 Western Ave N	1560 Western Ave N	NEAR 651-488-1039	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
351 Winifred East	351 E. Winifred	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
184 East Winona	184 East Winona	NeDA 651-292-9652	New construction; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
207 Winona East	207 E. Winona	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
1234 Woodbridge Street	1234 Woodbridge Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
Subtotals						71	3	4.2%	11	15.5%	4	5.6%	44	62.0%	9	12.7%
HABITAT CLOSED PROJECTS																
715 Burr/Railroad Island Hsg Ptnshp	715 Burr Street	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	2	1	50%	1	50%	0	0%	0	0%	0	0%
824 Capitol Hts	824 Capitol Hts	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	1	100%	0	0%	0	0%	0	0%	0	0%
284 Charles Ave	284 Charles Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
361 Charles Ave	361 Charles Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
579 DeSoto	579 DeSoto Street	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%
52 W. Geranium	52 W. Geranium	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
429 Lafond Ave	429 Lafond Ave	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
141 E Lawson	141 E Lawson	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	1	100%	0	0%	0	0%	0	0%	0	0%
944 Lawson	944 Lawson Ave E	Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	0%
843 Magnolia	843 Magnolia	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%

Housing Projects Scorecard

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
CLOSED PROJECTS (CC)																		
Closed (Cont'd)	376 E Page Street	236,139	0	0	236,139	0	236,139	85,875	125,631	24,633	40,000	0	0	20,000	0	60,000	40,000	176,139
		236,139		0	236,139	0%	236,139	71.56	53%	10%	40,000	0	0	20,000	0	60,000	40,000	75%
	615 Park Street	233,446	0	0	233,446	10,800	222,646	181,601	6,500	34,545	68,238	6,498	0	28,710	0	103,446	74,736	130,000
		233,446	0	0	233,446	5%	222,646	122.70	3%	15%	68,238	6,498	0	28,710	0	103,446	74,736	56%
	1144 Pleasant Avenue/0 Monroe Ct	398,176	3,000	0	395,176	0	395,176	358,976	0	36,200	0	0	0	0	0	0	0	398,176
		199,088	1,500	0	197,588	0%	197,588	156.90	0%	9%	0	0	0	0	0	0	0	100%
	843 Rice Street	89,900	0	0	89,900	0	89,900	61,300	17,300	11,300	6,700	0	0	0	0	6,700	6,700	83,200
		89,900	0	0	89,900	0%	89,900	68.11	19%	13%	6,700	0	0	0	0	6,700	6,700	93%
	203 Robie West	234,900	0	0	234,900	0	234,900	186,600	5,000	43,300	0	5,000	0	0	0	5,000	5,000	229,900
		234,900	0	0	234,900	0%	234,900	109.76	2%	18%	0	5,000	0	0	0	5,000	5,000	98%
	687 St. Anthony	194,235	0	0	194,235	0	194,235	141,931	5,700	46,604	66,706	5,699	0	28,710	0	101,115	72,405	93,120
		194,235	0	0	194,235	0%	194,235	120.69	3%	24%	66,706	5,699	0	28,710	0	101,115	72,405	48%
	Scattered Infill Housing	1,909,890	98,205	0	1,811,685	0	1,811,685	1,476,500	50,000	285,185	322,891	50,000	0	198,500	0	57,139	37,289	1,338,499
		190,989	9,821	0	181,169	0%	181,169	94.65	3%	16%	32,289	5,000	0	19,850	0	57,139	37,289	70%
	322 E Sidney	184,000	0	0	184,000	0	184,000	100,000	48,000	36,000	63,662	0	0	0	0	63,662	63,662	120,338
		184,000	0	0	184,000	0%	184,000	55.56	26%	20%	63,662	0	0	0	0	25,662	25,662	65%
	582 State Street	222,845	2,105	0	220,740	0	220,740	182,075	18,300	20,365	39,546	18,299	0	20,000	0	77,845	57,845	145,000
		222,845	2,105	0	220,740	0%	220,740	125.48	8%	9%	39,546	18,299	0	20,000	0	77,845	57,845	65%
	86 E. Sycamore Street	184,193	25,000	0	159,193	0	159,193	124,193	0	35,000	7,193	0	0	2,000	0	9,193	7,193	175,000
		184,193	25,000	0	159,193	0%	159,193	105.97	0%	22%	7,193	0	0	2,000	0	9,193	7,193	95%
	714 Thomas Avenue	229,000	0	0	229,000	0	229,000	62,000	140,000	27,000	35,000	0	0	39,000	0	74,000	35,000	155,000
		229,000	0	0	229,000	0%	229,000	36.43	61%	12%	35,000	0	0	39,000	0	74,000	35,000	68%
	607 Topping Street	247,649	85,000	0	162,649	0	162,649	119,718	0	42,931	30,555	0	0	27,194	0	57,749	30,555	189,900
		247,649	85,000	0	162,649	0%	162,649	62.35	0%	26%	30,555	0	0	27,194	0	57,749	30,555	77%
	641 Van Buren	263,194	0	0	263,194	0	263,194	165,000	92,194	6,000	46,000	0	0	30,000	0	76,000	46,000	187,194
		263,194	0	0	263,194	0%	263,194	96.94	35%	2%	46,000	0	0	30,000	0	76,000	46,000	71%
	707 Virginia	126,370	0	0	126,370	19,425	106,945	75,700	5,800	25,445	83,862	5,798	0	36,710	0	126,370	89,660	0
		126,370	0	0	126,370	15%	106,945	53.80	5%	20%	83,862	5,798	0	36,710	0	126,370	89,660	0%
	860 Western Ave	166,408	0	0	166,408	0	166,408	131,372	6,399	28,637	4,009	6,399	0	20,000	0	30,408	10,408	136,000
		166,408	0	0	166,408	0%	166,408	105.10	4%	17%	4,009	6,399	0	20,000	0	30,408	10,408	82%
	1560 Western Ave N	212,314	0	0	212,314	0	212,314	68,359	110,000	33,955	19,274	0	0	14,540	0	33,814	19,274	178,500
		212,314	0	0	212,314	0%	212,314	54.69	52%	16%	19,274	0	0	14,540	0	33,814	19,274	84%
351 Winifred East	216,063	2,474	0	213,589	0	213,589	172,804	12,400	28,385	36,764	12,399	0	20,000	0	69,163	49,163	146,900	
	216,063	2,474	0	213,589	0%	213,589	113.39	6%	13%	36,764	12,399	0	20,000	0	69,162	49,162	68%	
184 East Winona	232,800	2,250	0	230,550	0	230,550	168,081	13,900	48,569	40,000	13,900	0	20,000	0	73,900	53,900	158,900	
	232,800	2,250	0	230,550	0%	230,550	115.44	6%	21%	40,000	13,900	0	20,000	0	73,900	53,900	68%	
207 Winona East	198,299	0	0	198,299	0	198,299	157,600	11,300	29,399	40,000	11,299	0	20,000	0	71,299	51,299	127,000	
	198,299	0	0	198,299	0%	198,299	105.35	6%	15%	40,000	11,299	0	20,000	0	71,299	51,299	64%	
1234 Woodbridge Street	204,806	137,000	0	67,806	0	67,806	41,806	0	26,000	19,839	0	0	14,967	0	34,806	19,839	170,000	
	204,806	137,000	0	67,806	0%	67,806	27.11	0%	38%	19,839	0	0	14,967	0	34,806	19,839	83%	
Subtotals		13,612,196	525,382	0	13,086,814	45,250	13,041,564	9,573,328	1,640,205	1,828,031	1,797,160	319,112	0	1,090,374	0	10,405,550	76%	
		191,721					183,684				13%	2%	0%	8%	0%			
HABITAT CLOSED PROJ.																		
Habitat Closed	715 Burr/Railroad Island Hsg Ptnshp	359,250	9,250	0	350,000	0	350,000	321,000	25,000	4,000	9,250	25,000	0	0	0	17,125	17,125	325,000
		179,625	4,625	0	175,000	0%	175,000	102.62	7%	1%	4,625	12,500	0	0	0	17,125	17,125	90%
	824 Capitol Hts	169,499	0	0	169,499	0	169,499	159,000	6,500	3,999	0	6,499	0	0	0	6,499	6,499	163,000
		169,499	0	0	169,499	0%	169,499	106.28	4%	2%	0	6,499	0	0	0	6,499	6,499	96%
	284 Charles Ave	163,300	0	0	163,300	0	163,300	156,000	5,300	2,000	0	5,300	0	0	0	5,300	5,300	158,000
		163,300	0	0	163,300	0%	163,300	97.50	3%	1%	0	5,300	0	0	0	5,300	5,300	97%
	361 Charles Ave	196,000	0	0	196,000	0	196,000	169,850	16,000	10,150	0	0	0	0	0	0	0	196,000
		196,000	0	0	196,000	0%	196,000	121.32	8%	5%	0	0	0	0	0	0	0	100%
	579 DeSoto	168,000	9,999	0	158,001	0	158,001	156,000	1	2,000	0	10,000	0	0	0	10,000	10,000	158,000
		168,000	9,999	0	158,001	0%	158,001	89.19	0%	1%	0	10,000	0	0	0	10,000	10,000	94%
	52 W. Geranium	151,700	0	0	151,700	0	151,700	143,000	6,700	2,000	0	6,700	0	0	0	6,700	6,700	145,000
		151,700	0	0	151,700	0%	151,700	102.14	4%	1%	0	6,700	0	0	0	6,700	6,700	96%
	429 Lafond Ave	145,100	0	0	145,100	0	145,100	138,000	5,100	2,000	0	5,100	0	0	0	5,100	5,100	140,000
		145,100	0	0	145,100	0%	145,100	96.10	4%	1%	0	5,100	0	0	0	5,100	5,100	96%
	141 E Lawson	156,700	0	0	156,700	0	156,700	148,199	6,700	1,801	0	6,700	0	0	0	6,700	6,700	150,000
		156,700	0	0	156,700	0%	156,700	122.28	4%	1%	0	6,700	0	0	0	6,700	6,700	96%
	944 Lawson	230,200	0	0	230,200	2,799	227,401	181,501	30,000	15,900	0	29,999	0	30,201	0	60,200	29,999	170,000
		230,200	0	0	230,200	1%	227,401	121.32	13%	7%	0	29,999	0	30,201	0	60,200	29,999	74%
	843 Magnolia	163,501	15,000	0	148,501	0	148,501	146,500	1	2,000	0	15,000	0	0	0	15,000	15,000	148,501
		163,501	15,000	0	148,501	0%	148,501	101.74	0%	1%	0	15,000	0	0	0	15,000	15,000	91%

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Housing Projects Scorecard

Project Information							Affordability									
A							City Standards				LIHTC Standards		HUD Standards			
						No. of Dwelling Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Habitat Closed Cont'd	918 Park Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	1031 Park Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	Ravoux Street	318 - 334 Ravoux Street Habitat for Humanity 651-331-4090	New construction; ownership	2004		5	0	0%	5	100%	0	0%	0	0%	0	0%
	60 East Rose Street	60 East Rose Street Habitat for Humanity 651-331-4090	New construction; ownership	2002		1	0	0%	1	100%	0	0%	0	0%	0	0%
	906 York	906 York Avenue Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%
Subtotals						20	6	30%	14	70%	0	0%	0	0%	0	0%
SINGLE FAMILY COLLABORATIVE CLOSED						cumulative 100.0%										
Closed	26 W. Acker	26 West Acker Street Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Mordorski, Paul	1	0	0%	0	0%	1	100%	0	0%	0	0%
	653 Aurora	653 Aurora Avenue Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership [HRA]	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	667 Aurora	667 Aurora Avenue Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership [HRA]	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	671 Aurora	671 Aurora Avenue Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership [HRA]	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	787 Buffalo	787 Buffalo SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	292 Burgess Street	292 Burgess Street Community NHS 651-292-8710	New construction; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	1	100%	0	0%	0	0%
	294 Burgess Street	294 Burgess Street Community NHS 651-292-8710	New construction; ownership	2004	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	730 Capitol Heights	730 Capitol Heights Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	294 Charles	294 Charles GFCDC & GMHC 651-848-2021	New construction; ownership [HRA]	2005	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	800 Concordia	800 Concordia Rondo Community Land Trust/Habitat 651-221-9884	New Construction; ownership [HRA]	2004	Hawkinson, S	1	0	0%	0	0%	0	0%	1	100%	0	0%
	232 W. Cottage Avenue	232 W. Cottage Avenue Habitat for Humanity 651-331-4090	New construction; ownership	2005	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	63 Front Avenue	63 Front Avenue SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	2	0	0%	0	0%	0	0%	1	50%	1	50%
	844 Galtier	844 Galtier SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	255-257 George Street	255-257 George Street NeDA 651-292-9652	House move; rehab to duplex	2003	Lee, Shoua	2	0	0%	0	0%	0	0%	0	0%	2	100%
	104 Litchfield	104 Litchfield SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	368 East Page	368 East Page Street NeDA 651-292-9652	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	0	0%	1	100%
	372 East Page	372 East Page Street NeDA 651-292-9652	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	380 E. Page	380 East Page NeDA 651-292-9652	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	915 Sherburne	915 Sherburne Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2003	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	1464 Sherburne	1464 Sherburne SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	232 Victoria Street	232 Victoria Street Community NHS 651-292-8710	Rehab; house move, ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	682 Western	682 Western Greater Frogtown CDC 651-848-2021	New construction; ownership	2005	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	Westminster Junction/Bruce Vento	Clark, Desoto, Whittall, Burr, Jessie ESNDC 651-771-1152	New construction; ownership [HRA]	2004	Pemberton, Sheri	6	0	0%	2	33%	0	0%	4	67%	0	0%
Subtotals						30	0	0%	7	23%	2	7%	17	57%	4	13%
						cumulative 23.3%										

Please see Definitions and Disclaimer on last page.

Housing Projects Scorecard

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra-ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)
Name																		
Habitat Closed Cont'd	918 Park Street	165,800	0	0	165,800	0	165,800	156,000	7,800	2,000	0	7,800	0	0	0	7,800	7,800	158,000
		165,800	0	0	165,800	0%	165,800	104.28	5%	1%	0	7,800	0	0	0	7,800	7,800	95%
	1031 Park Street	167,842	4,342	0	163,500	0	163,500	156,199	5,500	1,801	4,342	5,500	0	0	0	9,842	9,842	158,000
		167,842	4,342	0	163,500	0%	163,500	108.47	3%	1%	4,342	5,500	0	0	0	9,842	9,842	94%
	Ravoux Street	800,000	0	0	800,000	0	800,000	800,000	0	0	0	0	0	0	0	0	0	800,000
		160,000	0	0	160,000	0%	160,000	106.67	0%	0%	0	0	0	0	0	0	0	100%
	60 East Rose Street	175,000	0	0	175,000	0	175,000	175,000	0	0	0	0	0	0	0	0	0	175,000
Habitat Closed		175,000	0	0	175,000	0%	175,000	116.67	0%	0%	0	0	0	0	0	0	0	100%
	906 York	158,500	9,999	0	148,501	0	148,501	146,500	1	2,000	0	10,000	0	0	0	10,000	10,000	148,500
		158,500	9,999	0	148,501	0%	148,501	92.49	0%	1%	0	10,000	0	0	0	10,000	10,000	94%
	Subtotals	3,370,392	48,590	0	3,321,802	2,799	3,319,003	3,152,749	114,603	51,651	13,592	133,598	0	30,201	0			3,193,001
		168,520					165,950				0%	4%	0%	1%	0%			95%
	SINGLE FAMILY COLLA																	
Closed	26 W. Acker	180,551	0	0	180,551	0	180,551	157,200	18,000	5,351	1,000	18,000	0	1,000	0	20,000	19,000	160,551
		180,551	0	0	180,551	0%	180,551	104.80	10%	3%	1,000	18,000	0	1,000	0	20,000	19,000	89%
	653 Aurora	229,794	0	0	229,794	0	229,794	173,093	11,700	45,001	20,000	10,700	0	20,000	0	50,700	30,700	179,094
		229,794	0	0	229,794	0%	229,794	103.15	5%	20%	20,000	10,700	0	20,000	0	50,700	30,700	78%
	667 Aurora	229,794	0	0	229,794	0	229,794	173,093	11,700	45,001	20,000	10,700	0	20,000	0	50,700	30,700	179,094
		229,794	0	0	229,794	0%	229,794	103.15	5%	20%	20,000	10,700	0	20,000	0	50,700	30,700	78%
	671 Aurora	229,894	0	0	229,894	0	229,894	173,093	11,800	45,001	20,000	10,800	0	20,000	0	50,800	30,800	179,094
		229,894	0	0	229,894	0%	229,894	103.15	5%	20%	20,000	10,800	0	20,000	0	50,800	30,800	78%
	787 Buffalo	239,279	0	0	239,279	0	239,279	184,947	15,700	38,632	14,679	15,700	0	10,000	0	40,379	30,379	198,900
		239,279	0	0	239,279	0%	239,279	120.10	7%	16%	14,679	15,700	0	10,000	0	40,379	30,379	83%
	292 Burgess Street	227,900	32,607	0	195,293	0	195,293	164,036	0	31,257	30,000	0	0	10,000	0	40,000	30,000	167,900
		227,900	32,607	0	195,293	0%	195,293	113.13	0%	16%	30,000	0	0	10,000	0	40,000	30,000	82%
	294 Burgess Street	230,500	32,607	0	197,893	0	197,893	161,171	0	36,722	30,000	0	0	10,000	0	40,000	30,000	190,500
		230,500	32,607	0	197,893	0%	197,893	111.15	0%	19%	30,000	0	0	10,000	0	40,000	30,000	83%
	730 Capitol Heights	211,201	0	0	211,201	0	211,201	180,800	25,001	5,400	1,500	25,000	0	14,701	0	41,201	26,500	170,000
		211,201	0	0	211,201	0%	211,201	120.86	12%	3%	1,500	25,000	0	14,701	0	41,201	26,500	80%
	294 Charles	245,031	0	0	245,031	0	245,031	190,845	20,001	34,185	8,516	20,000	0	8,515	0	37,031	28,516	208,000
		245,031	0	0	245,031	0%	245,031	115.73	8%	14%	8,516	20,000	0	8,515	0	37,031	28,516	85%
	800 Concordia	198,299	0	0	198,299	0	198,299	157,600	11,300	29,399	40,000	11,299	0	20,000	0	71,299	51,299	127,000
		198,299	0	0	198,299	0%	198,299	105.07	6%	15%	40,000	11,299	0	20,000	0	71,299	51,299	64%
	232 W. Cottage Avenue	199,158	0	0	199,158	0	199,158	151,000	36,358	11,800	0	36,357	0	10,000	0	46,357	36,357	152,801
		199,158	0	0	199,158	0%	199,158	92.52	18%	6%	0	36,357	0	10,000	0	46,357	36,357	77%
	63 Front Avenue	320,000	0	0	320,000	0	320,000	159,800	115,000	45,200	66,010	0	0	37,990	0	52,000	33,005	216,000
		160,000	0	0	160,000	0%	160,000	98.40	36%	14%	33,005	0	0	18,995	0	52,000	33,005	68%
	844 Galtier	233,000	0	0	233,000	0	233,000	170,800	18,100	44,100	10,000	18,100	0	10,000	0	38,100	28,100	194,900
		233,000	0	0	233,000	0%	233,000	110.91	8%	19%	10,000	18,100	0	10,000	0	38,100	28,100	84%
	255-257 George Street	452,822	2,950	0	449,872	75,920	373,952	292,959	12,500	68,493	50,000	0	0	33,000	0	41,500	25,000	369,822
		226,411	1,475	0	224,936	17%	186,976	93.00	3%	15%	25,000	0	0	16,500	0	41,500	25,000	166%
	104 Litchfield	241,166	0	0	241,166	0	241,166	185,487	16,200	39,479	14,566	16,200	0	10,000	0	40,766	30,766	200,400
		241,166	0	0	241,166	0%	241,166	124.66	7%	16%	14,566	16,200	0	10,000	0	40,766	30,766	83%
	368 East Page	216,045	1,300	0	214,745	0	214,745	162,758	22,670	29,317	30,000	0	0	20,000	0	50,000	30,000	166,045
		216,045	1,300	0	214,745	0%	214,745	140.07	11%	14%	30,000	0	0	20,000	0	50,000	30,000	77%
	372 East Page	223,076	0	0	223,076	0	223,076	164,598	23,291	35,187	30,000	0	0	20,000	0	50,000	30,000	173,076
		223,076	0	0	223,076	0%	223,076	133.60	10%	16%	30,000	0	0	20,000	0	50,000	30,000	78%
	380 E. Page	223,151	0	0	223,151	0	223,151	166,515	23,291	33,345	30,000	0	0	20,000	0	50,000	30,000	173,151
		223,151	0	0	223,151	0%	223,151	136.71	10%	15%	30,000	0	0	20,000	0	50,000	30,000	78%
	915 Sherburne	196,000	0	0	196,000	0	196,000	169,850	16,000	10,150	7,500	16,000	0	7,500	0	31,000	23,500	165,000
		196,000	0	0	196,000	0%	196,000	121.32	8%	5%	7,500	16,000	0	7,500	0	31,000	23,500	84%
	1464 Sherburne	223,000	125,000	0	98,000	0	98,000	63,000	0	35,000	15,000	0	0	15,000	0	30,000	15,000	193,000
		223,000	125,000	0	98,000	0%	98,000	57.22	0%	36%	15,000	0	0	15,000	0	30,000	15,000	87%
	232 Victoria Street	223,439	0	0	223,439	0	223,439	192,489	6,375	24,575	39,500	6,375	0	28,564	0	74,439	45,875	149,000
		223,439	0	0	223,439	0%	223,439	121.52	3%	11%	39,500	6,375	0	28,564	0	74,438	45,875	67%
	682 Western	247,000	0	0	247,000	0	247,000	208,709	12,000	26,291	20,000	12,000	0	32,000	0	64,000	32,000	183,000
		247,000	0	0	247,000	0%	247,000	149.08	5%	11%	20,000	12,000	0	32,000	0	64,000	32,000	74%
	Westminster Junction/Bruce Vento	1,240,004	5,106	0	1,234,898	0	1,234,898	1,011,501	105,000	118,397	46,004	105,000	0	128,964	0	46,667	25,173	960,000
		206,667	851	0	205,816	0%	205,816	30.18	9%	10%	7,673	17,500	0	21,494	0	46,667	25,173	77%
	Subtotals	6,460,104	199,570	0	6,260,534	75,920	6,184,614	4,815,344	531,987	837,283	544,311	332,231	0	507,234	0			5,076,328
		215,337					206,154				8%	5%	0%	8%	0%			79%

Housing Projects Scorecard

02/27/06

Definitions and Disclaimer

Closed Projects: Projects which have all the financing closed to completely develop the project or a full building permit has been issued.

Development Projects: Projects where there is site control and an identified developer who is in the final stages of securing financing, and projects that will close and begin construction during the current calendar year.

Pre-Development Projects: Projects where there is site control and an identified developer who has preliminarily identified financing and is working toward completing all pre-development activities.

Conceptual Projects: Projects that have site identification but are only in the concept state with no firm development plans, developer or financing identified.

Pre-Conceptual Projects: Projects typically without site identification and are expected to develop plans for a stated need, idea, etc. HRA owned land without specific reuse or developer identified are in this category.

Developer: If **UNKNOWN** listed, HRA will accept proposals for housing development.

Type/Description: If **[HRA]** or **[CITY]** listed, the property is all or partly owned by the HRA or CITY.

TDC: Total Development Cost

DU: Dwelling Units

PBA Units: Section 8 Project Based Units are displayed when the units are approved by HUD and reported by the Saint Paul PHA.

Redevelopment/Project Extraordinary Costs include items such as public improvements, site assembly (acquisition, relocation, demolition), extraordinary site preparation, environmental remediation, extraordinary costs non-housing related, etc., including commercial costs.

Housing Extraordinary Costs include items such as extraordinary operating reserves, community rooms and shared space (other than hallways or lobbies), extraordinary historic requirements, etc.

GSF: Gross Square Feet of **finished living and related areas**; does not include garages/parking structures, unfinished basements

Public/Non-Profit Costs: any amount that are part of the TDC that are funded by public/non-profit sources of funds

City/HRA Direct: includes CDBG, HOME, STAR, HRA and other cash sources

City/HRA TIF: includes all costs funded by Tax Increment Financing

Subsidy: 100% for grants, forgivable loans, tax credits and TIF; amount less for amortized loans and bonds, dependent on risk rating and below-market interest rate; sales price write-down, waiver of fees, etc.

Affordability/City Standards: The City of Saint Paul is committed to producing at least 20% of new production units affordable to households at or below 50% of the area median income, with 10% of the units affordable at 30% of the area median (a total of 1,000 units of affordable housing within Housing 5000: 500 of the units will be affordable to households at or below 30% of the area median income and 500 units will be affordable to households between 31-50% of the area median income). Area median income is determined by HUD.

LIHTC Standards: Projects utilizing Federal Low Income Housing Tax Credits are required to produce units affordable to households at a maximum of 60% of the area median income.

HUD Standards: Projects utilizing Federal Housing & Urban Development funds are required to produce units affordable to households at a maximum of 80% of the area median income.

Housing Projects Scorecard

Definitions and Disclaimer - Continued

Median Income: The U.S. Department of Housing and Urban Development (HUD) annually establishes the area median income (AMI) for all parts of the country including the Twin Cities metropolitan area. The HUD established AMI is for a family of four and is then adjusted for family size, as set forth in the following chart.

Current Area Median Income (AMI): \$77,000

% of AMI	1 person	2 persons	3 persons	4 persons
30%	16,150	18,500	20,800	23,100
50%	26,950	30,800	34,650	38,500
80%	40,600	46,400	52,200	58,000
100%	53,900	61,600	69,300	77,000

Disclaimer:

The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.